

CITY OF COVINGTON  
2011 FEE NOTEBOOK

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# DEVELOPMENT AND PERMIT CHARGES

## I. DEVELOPMENT FEES

### A. Traffic Concurrency Certificate

1. Administrative Fee, Residential .....	\$784	CMC 12.100.090
2. Administrative Fee, Commercial (non-residential)	\$784	
3. Request for Extension of Certificate .....	\$392	

### B. Pre-application Conferences/Use Determinations

1. Pre-application conference.....	\$688	CMC 14.30.030(1)
2. Downtown permitted use determination.....	\$640	CMC 18.31.085

### C. Residential Land Development

1. Short Subdivisions		
a. Preliminary application review fees .....	\$12,519	CMC 17.20.010
b. Request for extension.....	\$287	CMC 17.20.040
c. Final short plat .....	\$6,059	CMC 17.25.030
d. Alteration to recorded short plat.....	\$1,716	CMC 17.25.080
e. Vacation of short plat .....	\$801	CMC 17.25.090
f. Affidavit of correction .....	\$512	CMC 17.15.120(5)
2. Subdivisions		
a. Preliminary application review fees .....	\$27,547	CMC 17.20.010
PLUS per lot fee .....	\$316	
b. Major revision to approved preliminary subdivision .....	\$7,202	CMC 17.20.030
c. Request for extension .....	\$287	CMC 17.20.020
d. Final subdivision		
(i) Final subdivision fee .....	\$10,288	CMC 17.25.030
PLUS per lot fee .....	\$87	
(ii) Subdivision alteration .....	\$2,287	CMC 17.25.070(1)
e. Vacation of plat .....	\$801	CMC 17.25.090
f. Affidavit of correction .....	\$512	CMC 17.15.120(5)

### D. Commercial Development

1. Commercial Site Dev. Permit (includes multifamily)	\$12,002	CMC 18.110.010(2)
2. Binding Site Plan		
a. Binding site plan .....	\$12,574	CMC 17.30.020
b. Binding site plan, in conjunction with commercial site development permit .....	\$1,024	CMC 17.30.020
c. Alteration of binding site plan.....	\$12,574	CMC 17.30.040
d. Vacation of binding site plan .....	\$12,574	CMC 17.30.050
3. Condominium Survey Map Review .....	\$1,024	CMC 17.35.010

E. Boundary Line Adjustment		
Request for boundary line adjustment .....	\$859	CMC 17.40.010

F. Environmental Review		
1. State Environmental Policy Act (SEPA) Review		CMC 16.10.260(1)
a. Environmental checklist .....	\$915	
b. Threshold determination		
(i) MDNS .....	\$4,802	
(ii) DS .....	\$4,802	
PLUS hourly fee to review EIS .....	\$128/hr	
2. Critical Area Review Fees		
a. Reviews associated with single-family residential building permits, shoreline permits, individual short subdivision, boundary line adjustments, right-of-way permits (Level 1 Report) .....	\$859	CMC 18.65.100(1)
b. Reviews associated with commercial and/or multifamily building permits, commercial site development, grading permits, subdivisions, rezones, variances, and conditional use permits (Level 1 Report), to be collected as follows:		CMC 18.65.100(1)
(i) at time of application .....	\$2,000	
(ii) at time of engineering review.....	\$1,000	
(iii) at commencement of monitoring.....	\$1,915	
c. If Level 2, 3, or 4 critical area report required .....	Same fees as in (b) above	CMC 18.65.100(1)
PLUS hourly fee .....	\$128/hr	
e. Critical area exceptions/reasonable use ...	\$2,386	CMC 18.65.070(4)

G. Engineering Review		
1. Traffic Engineering Review Fees		CMC 17.15.145(2)
a. Residential subdivision .....	\$2,444	
b. Commercial/multifamily/public /institutional		
(i) 0 - 20 parking spaces .....	\$2,444	
(ii) 21 - 100 parking spaces .....	\$4,274	
(iii) 101 or more parking spaces .....	\$6,105	
2. Engineering Plan Review Fees		CMC 17.15.145(3)
a. Short subdivision		
(i) Base fee .....	\$7,947	
(ii) Resubmittal or revision, each occurrence		
Base fee .....	\$128	
PLUS hourly fee .....	\$128/hr	

b. Subdivision		
(i) Application plan review		
Base fee .....	\$7,580	
<b>PLUS</b> per lot fee .....	\$59	
(ii) Resubmittal or revision, each occurrence		
Base fee .....	\$128	
<b>PLUS</b> hourly fee .....	\$128/hr	
c. Commercial/multifamily		CMC 18.110.030(b)
(i) Base fee .....	\$5,145	
(ii) Resubmittal or revision, each occurrence		
Base fee .....	\$128	
<b>PLUS</b> hourly fee.....	\$128/hr	
3. Engineering Design Review		
a. Design and Construction Standards design deviation (Type 1) .....	\$384	CMC 12.60.050 (Standards 1.08G)
b. Design and Construction Standards design variance (Type 2) .....	\$640	CMC 12.60.050 (Standards 1.08)
4. Drainage Review Fees		
a. Drainage plan review .....	\$128/hr	CMC 13.25.040(3)
b. Stormwater Manual design deviation (Type 1).....	\$384	CMC 13.25.050(1) (Standards 1.08G)
c. Stormwater Manual design variance (Type 2).....	\$750.00	CMC 13.25.050(6, 7)

## H. Clearing and Grading

### 1. Clearing & Grading Permit Plan Review Fees CMC 18.60.035(1)

#### a. Permit plan review

The plan review fee shall be calculated by adding the applicable amounts from Tables 1 and 2, provided the maximum plan review fee shall not exceed **\$67,333**.

**Table 1**

Volume (yd <sup>3</sup> )	Base	PLUS, per 100 yd <sup>3</sup> (For Total)
0 - 500	\$0	\$37
501 - 3,000	\$68	\$51
3,001 - 10,000	\$417	\$34
10,001 - 20,000	\$2,637	\$13
20,001 - 40,000	\$4,054	\$8
40,001 - 80,000	\$4,395	\$7
Over 80,000	\$5,177	\$6

**Table 2**

<b>Disturbed Area (acres)</b>	<b>Base</b>	<b>PLUS, per acre (For Total)</b>
Up to 1 Acre	\$216	\$1,004
1.1 to 10 Acres	\$467	\$752
10.1 to 40 Acres	\$3,560	\$444
40.1 to 120 Acres	\$12,306	\$213
120.1 to 360 Acres	\$28,003	\$85
360.1 Acres and more	\$30,388	\$47

b. Plan revision fee

- (i) Base fee, each occurrence ..... \$458  
     **PLUS** hourly fee..... \$128/hr
- (ii) SEPA re-review ..... \$4,915

2. Grading Permit Fee Reductions

CMC 18.60.035(3)

- a. Grading permit fee reduction for projects completed within one year ..... 40%
- b. Grading permit fee reduction for projects reviewed in conjunction with building permits, subdivisions, short subdivisions or planned unit developments ..... 50%

3. Tree Removal and Clearing Fees

- a. Minor tree removal ..... \$255      CMC 18.45.060(6)
- b. Major tree clearing ..... \$765      CMC 18.45.060(6)

**I. Construction Inspection**

1. Construction Inspection Fee Table

CMC 17.15.145(4)

<b>Bond Quantities Worksheet Amount</b>	<b>Fee</b>	<b>PLUS, per each \$1,000 assured</b>
\$0 - \$30,000	\$458	\$207
\$30,001 - \$120,000	\$5,258	\$87
More than \$120,001	\$11,431	\$38

- 2. Annual Inspections ..... \$128/hr      CMC 17.15.145(4)
- 3. Supplemental Inspection, base fee ..... \$331      CMC 17.15.145(4)  
     **PLUS** hourly fee..... \$128/hr
- 4. Landscape Installation Inspection ..... \$331      CMC 18.40.150(4)
- 5. Landscape Maintenance Bond Release Inspection..... \$331      CMC 18.40.150(4)
- 6. Request for Extension of Performance Guarantee \$256      CMC 18.40.150(4)
- 7. Inspection outside of business hours -  
     Weekdays, 2 hour minimum      \$128/hr
- 8. Inspection on weekends/holidays - 4 hour minimum      \$128/hr

## J. Re-inspections and Missed Appointments (Construction, Planning, Engineering, Fire)

Re-inspection fees will be assessed at **\$128 per occurrence** when an inspection has been requested or is required and (1) the previous inspection correction items are not complete, and/or (2) access to the site is not provided, and/or (3) approved plans are not on-site.

## K. Maintenance Bond Fees (All sites except single-family lots)

Bond/Assurance Amount	Fee	PLUS, per each \$1,000 assured
\$0 - \$30,000	\$687	\$24
\$30,001 - \$120,000	\$1,145	\$12
More than \$120,001	\$1,716	\$8

## L. Latecomers' Agreements

1. Application Fee		CMC 13.45.020(1)
a. Latecomer's costs \$20,000 or less .....	\$531	
b. Latecomer's costs \$20,001 - \$100,000 .....	\$1,062	
c. Latecomer's costs more than \$100,000.	\$2,124	
2. Review by City Engineer; 4-hour deposit required....	\$128/hr	CMC 13.45.020(2)
3. Processing Fee .....	\$128	CMC 13.45.050(6)
4. Segregation Processing Fee .....	\$128	CMC 13.45.060(1)

## M. Shoreline Management Fees

1. Substantial Development Permit

CMC 16.05.050

a.	<table><tr><th>Total Cost of Proposed Development</th><th>Fee</th></tr><tr><td>\$5,001 - 10,000</td><td>\$1,564</td></tr><tr><td>\$10,001 - 100,000</td><td>\$3,126</td></tr><tr><td>\$100,001 - 500,000</td><td>\$7,812</td></tr><tr><td>\$500,001 - 1,000,000</td><td>\$11,716</td></tr><tr><td>More than \$1,000,000</td><td>\$15,619</td></tr></table>	Total Cost of Proposed Development	Fee	\$5,001 - 10,000	\$1,564	\$10,001 - 100,000	\$3,126	\$100,001 - 500,000	\$7,812	\$500,001 - 1,000,000	\$11,716	More than \$1,000,000	\$15,619
Total Cost of Proposed Development	Fee												
\$5,001 - 10,000	\$1,564												
\$10,001 - 100,000	\$3,126												
\$100,001 - 500,000	\$7,812												
\$500,001 - 1,000,000	\$11,716												
More than \$1,000,000	\$15,619												

b. Single-family Joint-Use Dock ..... \$3,430

2. Shoreline Conditional Use Permit ..... \$12,002

3. Shoreline Variance

    Up to \$10,000 project value ..... \$3,544

    Over \$10,000 project value ..... \$9,374

4. Shoreline Environment Redefinition

    Base fee ..... \$17,622

    PLUS per shoreline lineal foot..... \$36

    Maximum charge ..... \$66,076

5. Shoreline Exemption ..... \$402

<b>6. Supplemental Fees</b>		
a. Request for extension, calculated as % of original permit .....	20%	
b. Revision, as % of original permit .....	20%	
c. Surcharge when public hearing required, as % of original permit .....	12%	
Minimum charge .....	\$3,658	
d. Compliance investigation not to exceed cost of permit (including travel time) .....	\$128/hr	

<b>N. Other Fees</b>		
1. Administrative fee for school impact fees, per residential unit .....	\$78	CMC 18.120.030(1)
2. Administrative fee for development permits subject to transportation impact fees, per lot.....	\$78	CMC 12.105.070(3)
3. Administrative fee for development permits subject to individually-determined transportation impact fees, per development ...	\$392	CMC 12.105.050(5)
4. Commute Trip Reduction		CMC 12.90.050
a. Program review .....	\$128/hr	
b. Request for extension .....	\$128/hr	
c. Request for modification .....	\$128/hr	
5. Flood Damage Prevention Variance .....	\$1,024	CMC 16.15.180(1)

<b>O. Consultant Pass-Through Fees</b>	
<p>In the review of a land-use permit application, including but not limited to environmental (SEPA) review, the City may determine that such review requires the retention of professional consultant services. In addition to the above development fees that an applicant is required to submit, the applicant shall also be responsible for reimbursing the City for the cost of professional consultant services if the City determines that such services are necessary to complete its review of the application submittal. The City may also require the applicant to deposit an amount with the City which is estimated, at the discretion of the Community Development Director, to be sufficient to cover anticipated costs of retaining professional consultant services and ensure reimbursement to the City for such costs. (CMC 14.30.040(6))</p>	
1. Consultant costs .....	Actual costs
2. Administrative fee .....	10% of actual consultant costs

## II. ZONING AND LAND USE FEES

A. Annexation Petitions and Election Requests			
	Base Fee .....	\$12,451	
	PLUS per acre .....	\$614	
B.	Comprehensive Plan Amendment .....	\$3,717	CMC 14.25.020(2)
	(includes \$500 non-refundable docketing fee)		
	PLUS consultant costs if accepted by Planning Commission .....	Billed separately	
C.	Development Regulation Amendment .....	\$3,186	
	(includes \$500 non-refundable docketing fee)		
	PLUS consultant costs if accepted by Planning Commission .....	Billed separately	
D. Land Use Written Determination/Certification <sup>1</sup>			
	Type 1 decision letter .....	\$402	Multiple cites
E.	Conditional Use Permit (CUP)		CMC 18.125.020
	1. CUP (stand alone permit) .....	\$9,840	
	2. CUP w/ Commercial Site Development .....	\$2,800	
	3. Amendment to CUP .....	\$3,440	
F.	Temporary Use Permit .....	\$256	CMC 18.85.100
G.	Zoning Variance (Type 3).....	\$8,631	CMC 18.125.030
H.	Design Departure from the <i>City of Covington Design Guidelines and Standards</i> .....	\$256	CMC 18.31.050
I.	Re-use of Closed Public School Facilities .....	\$1,711	CMC 18.85.220
J.	Appeals to Hearing Examiner .....	\$602	CMC 14.35.110(1)
K.	Sign Permits		CMC 18.55.050(1)
	1. Freestanding sign, each .....	\$573	
	2. Wall-mounted signs (up to 3) .....	\$573	
	Additional per sign over 3 signs .....	\$128	
	3. Temporary sign .....	\$128	
L.	Sign Variance .....	\$8,631	CMC 18.55.090
M.	Other services .....	\$128/hr	

<sup>1</sup> Some written determinations may require additional consultant pass-through costs as authorized by the Covington Municipal Code.



### III. RIGHT-OF-WAY FEES

A. Right-of-Way Use Permit		CMC 12.35.040
Up to 300 lineal feet .....	\$409	
Over 300 lineal feet .....	\$645	
<b>PLUS</b> \$2.00 per foot over 300 lineal feet		
B. Right-of-Way Use Permit Extension		CMC 12.35.050(4)
Up to 300 lineal feet .....	\$409	
Over 300 lineal feet .....	\$645	
<b>PLUS</b> \$2.00 per foot over 300 lineal feet		
C. Right-of-Way Use - Non-Construction .....	\$128	CMC 12.35.040
(e.g. parade, block party, oversize load, etc.)		
D. Right-of-Way Construction Permit (Franchised Utility)		CMC 12.65.040(1)
Up to 300 lineal feet .....	\$409	
Over 300 lineal feet .....	\$645	
<b>PLUS</b> \$2.00 per foot over 300 lineal feet		
E. Right-of-Way Placement Permit (Non-franchised Utility)		CMC 12.67.050(5)
Up to 300 lineal feet .....	\$409	
Over 300 lineal feet .....	\$645	
<b>PLUS</b> \$2.00 per foot over 300 lineal feet		
F. Right-of-Way Use Permit - Aerial Work		
Base fee (non-construction).....	\$128	
Per pole fee.....	\$128	
G. ROW Use Permit - Aerial & Pole Replacement		
Base fee (construction).....	\$409	
Per pole fee.....	\$256	
H. Failure to Call In Job Start.....	\$128	
I. Petition for Vacation of Right-of-Way .....	\$920	CMC 12.55.070
<b>PLUS</b> pass-through consultant costs.....	Billed separately	
J. Limited Special Permit to Exceed Bridge Load Limit.	\$128/hr	CMC 12.20.020

## IV. BUILDING FEES

### A. Building Code Fees

CMC 15.05.060

#### 1. Building Permit Fee Table

Project Value	Fee
\$1 - \$500	<b>\$29</b>
\$500 - \$2,000	<b>\$29</b> for first \$500, plus <b>\$7</b> per each addt'l \$100 or fraction thereof up to and including \$2,000
\$2,001 - \$25,000	<b>\$98</b> for first \$2,000, plus <b>\$19</b> per each addt'l \$1,000 or fraction thereof up to and including \$25,000
\$25,001 - \$50,000	<b>\$492</b> for first \$25,000, plus <b>\$15</b> per each addt'l \$1,000 or fraction thereof, up to and including \$50,000
\$50,001 - \$100,000	<b>\$834</b> for first \$50,000, plus <b>\$13</b> per each addt'l \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 - \$500,000	<b>\$1,407</b> for first \$100,000, plus <b>\$14</b> per each addt'l \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 - \$1,000,000	<b>\$6,435</b> for first \$500,000, plus <b>\$10</b> per each addt'l \$1,000 or fraction thereof, up to and including \$1,000,000
More than \$1,000,001	<b>\$10,436</b> for first \$1,000,000, plus <b>\$9</b> per each addt'l \$1,000 or fraction thereof

#### 2. Other Inspections and Fees

- a. Inspections outside of normal business hours
  - Base fee ..... \$256
  - PLUS** hourly rate beyond two hours ..... \$128/hr
- b. Reinspection fees assessed per IBC 305.8 .... \$128/hr
- c. Other inspections ..... \$128/hr
- d. Additional plan review ..... \$128/hr
- e. Plan review and/or inspection by outside consultants ..... Actual costs

#### 3. Building Permit Plan Review (due at time of application) ..... 65% of building permit fee

#### 4. Misc. Single-Family Residential Building Permit Fees

- a. Re-roofs ..... \$187
- b. Manufactured home placement, per unit ... \$187
- c. Fences over 6 feet tall ..... Valuation-based
- d. Demolition, per structure ..... \$247

#### 5. Misc. Commercial Building Permit Fees

- a. Permit Extensions ..... \$128
- b. Temporary Certificate of Occupancy..... \$128

**B. Mechanical Permit Fees**

CMC 15.05.060

1. Permit Issuance ..... \$36
2. Supplemental Permit Issuance ..... \$15

3. 

Mechanical Unit Fee Schedule	
a. Furnace	\$21
b. Furnace over 100,000 Btu/h (29.3 kw)	\$24
c. Floor furnace	\$21
d. Unit heater	\$21
e. Appliance vent	\$12
f. Boiler or compressor up to 3 hp, or absorption system up to 100,000 Btu/h	\$20
g. Boiler or compressor over 3 up to 15 hp, or absorption system 100,001-500,000 Btu/h	\$34
h. Boiler or compressor over 15 up to 30 hp, or absorption system 500,001-1,000,000 Btu/h	\$49
i. Boiler or compressor over 30 up to 50 hp, or absorption system 1,000,001-1,750,000 Btu/h	\$68
j. Boiler or compressor over 50 hp, or absorption system over 1,750,000 Btu/h	\$113
k. Air-handling unit up to 10,000 cfm	\$15
l. Air-handling unit over 10,000 cfm	\$24
m. Evaporative cooler	\$15
n. Ventilation fan	\$12
o. Mechanical hood	\$15
p. Domestic-type incinerator	\$24
q. Commercial or industrial-type incinerator	\$20
r. Miscellaneous appliance	\$15
s. Gas piping system, 1-4 outlets	\$9
t. Additional outlet exceeding 4, each	\$6
u. Hazardous process piping system (HPP), 1-4 outlets	\$10
v. Hazardous process piping system (HPP), 5 or more outlets, each	\$6
w. Nonhazardous process piping system (NPP), 1-4 outlets	\$7
x. Nonhazardous process piping system (HPP), 5 or more outlets, each	\$0.67

4. Commercial Mechanical Permit Plan Review..... 65% of mechanical permit fee

## C. Plumbing Permit Fees

CMC 15.05.060

1. Permit Issuance ..... \$36
2. Supplemental Permit Issuance ..... \$15

3.	<b>Plumbing Unit Fee Schedule</b>	
a.	One trap or a set of fixtures on one trap	\$12
b.	Building sewer and each trailer park sewer	\$21
c.	Rainwater systems, per drain (inside building)	\$12
d.	Cesspool (where permitted)	\$32
e.	Private sewage disposal system	\$51
f.	Water heater and/or vent	\$12
g.	Gas-piping system, 1-5 outlets	\$10
h.	Additional outlet exceeding 5, each	\$6
i.	Industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture trap	\$12
j.	Installation or alteration of drainage or vent piping and/or water treating equipment, each	\$12
k.	Repair or alteration of drainage or vent piping, each fixture	\$12
l.	Lawn sprinkler system on any one meter including backflow protection devices	\$12
m.	Atmospheric-type vacuum breakers, 1-5	\$10
n.	Additional breakers exceeding 5, each	\$6
o.	Backflow device other than atmospheric-type vacuum breakers, 2-inch or smaller	\$12
p.	Backflow device other than atmospheric-type vacuum breakers, over 2 inches	\$21
q.	Graywater system	\$51
r.	Initial installation and testing for reclaimed water system*	\$38
s.	Annual cross-connection testing of reclaimed water system (excluding initial test)*	\$38
t.	Medical gas piping system serving 1-5 inlets/outlets for a specific gas	\$63
u.	Additional medical gas inlets/outlets, each	\$10

\*Additional hourly rate may apply to complex systems

4. Commercial Plumbing Permit Plan Review ..... 65% of total plumbing permit fee

## V. FIRE CODE FEES

### A. Fire Flow & Fire Access Review - International Fire Code CMC 15.05.060

1. Commercial site development	
Buildings 5,000+ sq. ft. ....	\$864
Buildings less than 5,000 sq. ft. ....	\$480
2. Large commercial buildings 5,000 + sq. ft. (building permit review).....	\$1,312
3. Commercial building less than 5,000 sq. ft. (building permit review).....	\$512
4. Multifamily building (building permit review)....	\$1,312
5. Commercial tenant improvements .....	\$512
6. Single-family residential (new building permit).....	\$288
7. Subdivisions (at preliminary plat review) .....	\$640
8. Short subdivisions (at preliminary plat review).....	\$576
9. Boundary line adjustments (case by case).....	\$128
10. Other applications .....	\$192

### B. Fire System and Tank Reviews CMC 15.05.060

1. Fire alarm systems	
a. 1-4 zones	\$198
b. Each additional zone	\$39
c. Each addressable panel	\$699
<b>PLUS</b> for each device	\$8
2. Fire extinguishing systems	\$392
<b>PLUS</b> for each nozzle	\$23
3. Automatic sprinkler systems	
a. Commercial, each riser	\$375
<b>PLUS</b> for each head/plug	\$8
b. Multifamily 13R, each riser	\$302
<b>PLUS</b> for each head/plug	\$7
c. Single-family 13D system	\$310
4. Standpipe systems	
a. Class I	\$392
b. Class II	\$392
c. Class III	\$1,077
d. Each outlet, Class I or II	\$76

e. Fire pump	\$349
5. Flammable or combustible liquids storage tanks	
a. Underground, first tank	\$198
PLUS each additional tank	\$108
b. Above ground, each tank	\$198
6. Hazardous materials storage tanks	
a. Less than 500 gallons, each	\$266
b. 501 - 1,199 gallons, each	\$537
c. 1,200 gallons or more	\$767
7. Liquefied petroleum tanks	
a. Less than 500 gallons, each	\$198
b. 501 - 9,999 gallons, each	\$392
c. 10,000 gallons or more	\$772
8. Gaseous oxygen systems	
a. Less than 6,000 ft <sup>3</sup>	\$122
b. 6,001 - 11,999 ft <sup>3</sup>	\$266
c. 12,000 ft <sup>3</sup> or more	\$385
9. Nitrous oxide systems	\$210
PLUS each outlet	\$19
10. Medical gas systems	
a. Gaseous systems	\$418
PLUS each outlet	\$19
b. Liquefied systems	\$897
PLUS each outlet	\$19
11. Hazardous material recycling systems	
a. 110 gallons or less per day capacity	\$266
b. Over 110 gallons per day capacity	\$766
12. Vapor recovery systems (per tank)	
a. Phase I - tank truck and tank	\$214
b. Phase II - vehicle fueled and tank	\$267
13. Cryogenic tank, each	\$214
14. Flammable liquid devices	
a. Spray booths (updraft), each	\$214
b. Dip tanks, each	\$194
c. Spray booths (downdraft), each	\$357
d. Flow coaters, each	\$405
e. Mixing/handling room	\$529

15.	Fiberglass work systems	
a.	Spray or chopper booth	\$357
b.	Lay-up areas	\$416
16.	Organic peroxide storage facility	\$416
17.	Explosives storage magazines	
a.	Class I	\$416
b.	Class II	\$266
18.	Compressed natural gas systems, each	\$405
19.	Liquefied natural gas systems	\$769
20.	High-piled storage racks	\$405
21.	Smoke removal systems	\$416
22.	High rise emergency evacuation plans	\$416
23.	Commercial candle-holding devices	\$266
24.	Computer room	\$416
25.	Floor or layout plans required by the Fire Code for public assembly, special sales, outdoor storage of flammable liquids in drums, or indoor storage of combustibles	\$405
26.	Fire clearance when requested of the Fire Marshal, including but not limited to the following:	
a.	State funding of school projects	\$266
b.	State or federal school, hospital, nursing home, rehabilitative facilities, or custodial facilities accreditation	\$266
c.	State licensing of mini-day care, day care, foster home, boarding home	\$266
d.	State liquor license	\$266
e.	State gambling license	\$266
f.	Special out-of-occupancy uses	\$266
g.	House moving permit	\$266
h.	Fire clearance for Covington business licenses	\$266
27.	Approval of carpet samples or decorative materials	\$266
28.	Special inspections for occupancy determinations or changes of use requirements	\$266
29.	Requested preliminary inspections	\$266
30.	Each retest or re-inspection of a fire protection or hazardous materials	\$266

31.	Witnessing tests of used underground flammable liquids storage tanks before installation	\$266
32.	Investigating and processing leaking underground storage tanks or hazardous materials spills and the subsequent containment and recovery of lost product	\$266
33.	Underground piping to flammable or combustible liquid storage tanks	\$266
34.	Installation, removal or abandonment, or any combination thereof, of flammable or combustible liquid storage tanks	
a.	First commercial tank	\$266
b.	Each additional commercial tank	\$141
c.	Contractor's permit for removal or abandonment of residential underground fuel tanks	\$187
35.	Witnessing tests of underground flammable or combustible liquid storage tanks for tank tightness	\$266
36.	Conducting fire flow tests or analysis	\$941
37.	Fuel tanks for oil burning equipment	
a.	Commercial	\$198
b.	Residential	\$97
38.	Monitoring transmitters	\$267
	PLUS each device	\$8
39.	Sprinkler system supply mains (public main to sprinkler riser), each	\$266
40.	Emergency or standby power systems	\$266
41.	Plan review of construction fire safety plans	\$266
42.	Confidence testing of fire protection systems	\$266
43.	High rise fire system review	\$266
44.	Fire protection plan review	
a.	Review of water main extension, replacement, or both	\$283
	PLUS per hydrant	\$81
b.	Review of hazardous material management plan	\$552



<b>C. Fire System and Fire Tank Inspections/Conformance</b>		CMC 15.05.060
1. Inspection of residential projects .....	\$160	
<b>PLUS</b> per head/device .....	\$7	
2. Inspection of commercial projects .....	\$173	
<b>PLUS</b> per head/device .....	\$8	
3. Inspection of water main extension or replacement.	\$144	
4. Inspection of combustible liquid storage tanks..	\$160	
<b>D. Hazardous Materials and Public Assembly Inspection</b>		CMC 15.05.060
Code inspections, mitigations, and code enforcement fees shall be charged at the Department's current hourly rate, with the exception of the following:		
1. Fireworks stands (rate set by state law) .....	\$100	
2. Fireworks displays (rate set by state law) .....	\$100	
3. Liquefied petroleum gas serving single-family residences .....	No charge	
4. Parade floats .....	No charge	
5. Use of candles for ceremonial purposes by churches or nonprofit groups .....	No charge	
<b>E. Extensions of permits or approvals</b>		CMC 15.05.060
Fire system permits		
a. Single-family residential .....	\$154	
b. Final and correction inspections .....	\$247	
c. Full fire inspection .....	20% of original permit fee	
<b>F. Fire Code Enforcement Inspection (Annual Fire Inspections)</b>		CMC 15.05.060
Fire code enforcement inspections identified in the program policy shall be charged to the applicant or owner at hourly rate of \$128.		

## VI. TECHNOLOGY MANAGEMENT FEE

A \$38.00 technology surcharge is assessed for each of the following transactions: Building permit, plumbing permit, mechanical permit, fire permit, sign permit, demolition permit, right-of-way use permit, etc., and each land-use action, impact fee assessment, and concurrency analysis (including supplemental applications).

## ADMINISTRATIVE CHARGES

### I. BUSINESS LICENSES

A. Business license fee, renewal fee	\$39
B. Business license fee for home occupations or home industry	\$39
C. Peddler's permit fee	\$96
PLUS technology surcharge	\$38
D. Special event license (3-day license)	\$137
PLUS technology surcharge	\$38

### II. CITY CLERK'S OFFICE

A. Agenda-only subscription (City Council and all commissions)	No charge
B. Copies of audio tapes of meetings, per tape	Actual cost
C. Verbatim transcripts, requires \$400 deposit when ordered	Actual cost
D. Copy - CD rom	Actual cost
E. Paper copies on copier (no charge first 5 pages), per page	\$0.15

### III. FINANCE DEPARTMENT

A. Financial Documents - <i>copies available at City Hall for viewing</i>	
1. Final Budget	Actual cost
2. Preliminary Budget	No charge
3. Financial Statement	Actual cost
B. Returned item fee (i.e. NSF, chargeback, etc.)	Actual cost

### IV. MISCELLANEOUS FEES

A. Maps larger than 11" x 17"	Actual cost
B. Community Room	
1. Reservation fees - Weekdays during normal City business hours (8 am to 5 pm)	\$26/hour
2. Reservation fees - Weekends, holidays, times other than normal City hours	\$60/hour
3. Facility monitor hourly rate	\$12/hour
4. Kitchen use fee	\$31 per event
5. Refundable damage/cleaning deposit	\$250
6. Processing fee for refunds for cancellations	\$10/per transaction
C. Promotional Items	
1. City of Covington hats, mugs, etc.	Actual cost
2. Covington historical books	Actual cost
D. Special Event Permit (on City property)	\$247

## V. PARKS AND RECREATION

### A. Swimming Pool Fees (all fees include sales tax) \*Adopted by Ordinance

#### 1. General Admission, per hour

	General Fee	Covington Resident Fee
<b>Public Swim</b>		
Youth	\$4.25	\$3.50
Adult	\$4.25	\$3.50
Senior	\$4.25	\$3.50
Disabled	\$4.25	\$3.50
Family Rate (household)	\$12.75	\$10.50
Youth/Adult 10 Visit Discount Card	\$38.25	\$31.50
Senior/Disabled 10 Visit Discount Card	\$38.25	\$31.50
<b>Promo Swim</b>		
Youth	\$3.25	\$2.50
Adult	\$3.25	\$2.50
Senior	\$3.25	\$2.50
Disabled	\$3.25	\$2.50
Family Rate (household)	\$9.75	\$7.50
<b>Lap Swim</b>		
Youth	\$6.00	\$5.00
Adult	\$6.00	\$5.00
Senior	\$4.25	\$3.50
Disabled	\$4.25	\$3.50
Youth/Adult 10 Visit Discount Card	\$54.00	\$45.00
Senior/Disabled 10 Visit Discount Card	\$38.25	\$31.50
<b>Shower</b>		
Youth	\$3.25	\$2.50
Adult	\$3.25	\$2.50
Senior	\$3.25	\$2.50
Disabled	\$3.25	\$2.50
Youth	\$3.25	\$2.50

## 2. Memberships (Includes sales tax)

	General Fee	Covington Resident Fee
<b>Three Month Unlimited Use Membership</b>		
Youth	\$106.25	\$87.50
Adult	\$150.00	\$125.00
Senior	\$106.25	\$87.50
Disabled	\$106.25	\$87.50
Family (household)	\$256.25	\$212.50
<b>Twelve Month Unlimited Use Membership</b>		
Youth	\$212.50	\$175.00
Adult	\$300.00	\$250.00
Senior	\$212.50	\$175.00
Disabled	\$212.50	\$175.00
Family (household)	\$512.50	\$425.00

## 3. Activities

	General Fee	Covington Resident Fee
<b>Parent &amp; Child Classes (per 30 minutes)</b>		
Parent & Child Aquatics	\$6.00	\$5.00
<b>Group Lessons (per 30 minutes)</b>		
Preschool Aquatics	\$8.75	\$7.25
Learn to Swim	\$8.75	\$7.25
Learn to Dive	\$8.75	\$7.25
<b>Private Lessons (per 30 minutes)</b>		
Private Lessons (1 student)	\$40.00	\$33.00
<b>Semi-Private Lessons (per 30 minutes)</b>		
Semi-Private Lessons (cost per student)	\$24.00	\$20.00
<b>Water Exercise (per hour)</b>		
Youth	\$8.25	\$6.75
Adult	\$8.25	\$6.75
Senior	\$6.00	\$5.00
Disabled	\$6.00	\$5.00
Youth/Adult 10 Visit Discount Card	\$74.25	\$60.75
Senior/Disabled 10 Visit Discount Card	\$54.00	\$45.00

American Red Cross		
Lifeguard Training	\$195.00	\$160.00
Lifeguard Training Challenge	\$70.00	\$55.00
CPR/FPR Challenge	\$40.00	\$30.00
Aquatic Volunteer Academy	\$40.00	\$30.00
Fundamentals of Instructor Training	\$55.00	\$45.00
NW Lifeguard Preparation Course	\$40.00	\$30.00
Safety Training for Swim Coaches	\$70.00	\$55.00
Water Safety Instructor	\$195.00	\$160.00
American Red Cross Certification Fee	\$6.00	\$6.00

4. Rentals (includes sales tax)

	General Fee	Covington Resident Fee
<b>Lockers</b>		
Locker Rental (token)	\$0.25	0.25
<b>Private Rentals (per hour)</b>		
1-25 People	\$130.00	\$105.00
26-60 People	\$180.00	\$150.00
61-90 People	\$230.00	\$190.00
91-120 People	\$285.00	\$235.00
121-150 People	\$330.00	\$275.00
Rental Room	\$45.00	\$35.00
Water Slide	\$45.00	\$35.00
Magic Carpet	\$45.00	\$35.00
Octopus	\$45.00	\$35.00
A/V Equipment	\$30.00	\$25.00
<b>User Group Rentals (per hour, unless noted otherwise)</b>		
Non-Peak: 25 yds x Single Lane (Per Hour)	\$11.00	
Non-Peak: 25 ft x 6 Lanes (Per Hour)	\$22.00	
Peak: 25 yds x Single Lane (Per Hour)	\$22.00	
Peak: 25 ft x 6 Lanes (Per Hour)	\$44.00	
Non-Peak: School District (Per Hour)	\$66.00	
Peak: School District (Per Hour)	\$132.00	
Staff Time (Per Hour)	\$40.00	

Rental Room (Per Hour)	\$35.00
A/V Equipment (Per Hour)	\$25.00
Facility Open (Per 15 Minutes)	\$40.00

#### 5. Merchandise (Includes sales tax)

	General Fee
Bandage Kit	\$5.00
GuardStart Workbook	\$9.00
Lifeguard Training Manual	\$35.00
Water Safety Instructor Participant Kit	\$50.00
Rescue Mask	\$14.00
Wave Web Pro Gloves	\$20.00
Buoyancy Cuffs	\$50.00
Hand Buoys - Small	\$26.00
Hand Buoys - Medium	\$27.00
Hand Buoys - Large	\$28.00
Disposable Diapers	\$1.00
Speedo HydrospeX Classic	\$23.00
Speedo Vanquisher	\$25.00
Speedo Splatter Silicone Swim Cap	\$22.00
Water Gear Chamois Towel	\$13.00
Tyr Mentor Hand Paddle	\$35.00
Tyr Pull Float	\$19.00
Reusable Diapers	\$12.00
No Leak Goggles	\$6.00
Soft Frame Goggles	\$11.00
Children's Lycra Swim Cap	\$7.00
Latex Swim Caps	\$2.00
Ear Putty	\$7.00
Nose Clips	\$2.00
Sprint Shampoo & Body Wash	\$8.00
Sprint Conditioner	\$8.00
Nylon Mesh Carry Bag	\$24.00

#### B. Reservation Fees

Park reservation .....	\$178
Picnic shelter reservation (Per 4 hours) .....	\$31

#### C. Heritage Tree Designation

Application for heritage tree designation .....	\$821
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## VI. SURFACE WATER PROGRAM

### A. Surface Water Management Rates \*Adopted by Separate Resolution

#### 1. Surface Water Management Rates

	Rate Class	Percent Impervious	2011 Fees	
Residential	1	N.A.	\$175.66	Per Parcel
Nonresidential	2	0 - 10.0%	\$175.66	Per Parcel
Nonresidential	3	>10.0% - 20.0%	\$433.54	Per Acre
Nonresidential	4	>20.0% - 45.0%	\$920.64	Per Acre
Nonresidential	5	>45.0% - 65.0%	\$1,552.27	Per Acre
Nonresidential	6	>65.0% - 85.0%	\$2,139.04	Per Acre
Nonresidential	7	>85.0%	\$2,698.40	Per Acre



*These pages are intended for internal staff reference only. All fee authority lies with the Covington Municipal Code.*

## **Transportation Impact Fees (TIF)** **CMC Chapter 12.105**

Residential Subdivisions: The TIF is based on fees in effect at the time of building permit issuance. Fees are calculated on a per lot basis and are paid prior to (or at time of) building permit issuance.

Commercial Site Development (includes Multi-Family): The TIF is based on fees in effect at the time of the building permit issuance. Fees are paid prior to (or at time of) building permit issuance.

Fees are determined by the City on a project by project basis, using the methodology set forth in the code section cited above.

*Refer to the Traffic Impact Fee Rate Table and Calculation Sheet for specific fees.*

## Appendix B. Traffic Impact Rate Table

0.091 = Avg K-factor / Avg Daily Fee/Trip = \$ 394

This table uses ITE <sup>(3)</sup> driveway trip rates, with adjustments, to derive the net new impact per unit of development, in vehicle-miles-traveled (VMT). See ITE for details of land use categories.

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT <sup>(11)</sup>	ITE AVERAGE SIZE <sup>(9)</sup>	ITE GROSS TRIP RATE / UNIT <sup>(3)</sup>	DISCOUNT PASS-BY TRIPS <sup>(4)</sup>	ITE Pk/Daily K-Factor	NET NEW VMT IMPACT RATE / UNIT <sup>(5)</sup>	FEE PER LAND USE UNIT
RESIDENTIAL		Signature elements: places where people live with active lifestyles. Afternoon peak hour traffic is mainly inbound.						
Single-family (detached) dwelling	210	Dwelling	214	9.6	0%	10.6%	9.6	\$ 4,378
Duplex (detached) dwelling	use 210	Dwelling	same	9.6	0%	10.6%	9.6	\$ 4,378
Multifamily, 3+ bedrooms	use 231	Dwelling	234	7.4	0%	10.5%	7.4	\$ 3,381
Multifamily, under 3 bedrooms	blend 220, 221, 230	Dwelling	250	6.0	0%	10.0%	6.0	\$ 2,601
Mobile Home Park	240	Dwelling	168	5.0	0%	11.2%	5.0	\$ 2,428
Self-contained Retirement Community <sup>(7)</sup>	251	Dwelling	862	3.7	0%	7.0%	3.7	\$ 1,127
Senior Adult Housing-Attached	252	Dwelling	147	3.5	0%	3.2%	3.5	\$ 477
Congregate Care Facility, Nursing Home, Elderly Housing (Attached)		please see Non-Retail, assisted living facilities						
NON-RETAIL		Signature elements: places where most traffic is generated by employees, rather than customers, patrons or residents. Includes some public facilities and some assisted-living types of residential facilities. Peak hour main						
Employment Centers								
Office Building (single building)	blend 710, 714, 715	1000 sq. ft.	150-300	11.4	0%	13.1%	11.4	\$ 6,503
Office Park (multiple buildings)	750	1000 sq. ft.	370	11.4	0%	13.1%	11.4	\$ 6,503
Business Park (multiple buildings)	770	1000 sq. ft.	379	12.8	0%	10.1%	12.8	\$ 5,592
Research & Development Center	760	1000 sq. ft.	306	8.1	0%	13.3%	8.1	\$ 4,682
General Light Industrial	110	1000 sq. ft.	357	7.0	0%	14.1%	7.0	\$ 4,248
Industrial Park	130	1000 sq. ft.	447	7.0	0%	12.4%	7.0	\$ 3,728
Manufacturing	140	1000 sq. ft.	325	3.8	0%	19.4%	3.8	\$ 3,208
General Heavy Industrial	120	1000 sq. ft.	1544	1.5	0%	45.3%	1.5	\$ 2,948
Trucking and Storage Facilities								
1 Warehousing (industrial)	150	1000 sq. ft.	354	4.96	0%	9.5%	5.0	\$ 2,037
Mini-warehouse (self-service storage)	151	1000 sq. ft.	58	2.50	0%	10.4%	2.5	\$ 1,127
3 High-Cube Warehouse	152	1000 sq. ft.	302	1.44	0%	6.9%	1.4	\$ 434
4 Truck Terminal	30	Acres	12	81.9	0%	8.0%	81.9	\$ 28,394
Institutions								
Church, with weekday programs	560	1000 sq. ft.	17	30.0	20%	6.7%	24.0	\$ 6,936
School, high	530	1000 sq. ft.	225	12.9	10%	7.9%	11.6	\$ 3,980
School, elementary and junior-high	520	1000 sq. ft.	55	14.5	20%	1.4%	11.6	\$ 694
Church, no weekday programs	560	1000 sq. ft.	17	6.0	0%	6.7%	6.0	\$ 1,734
Assisted Living Facilities								
Nursing Home	620	Beds	99	2.4	10%	9.3%	2.1	\$ 858
Congregate Care Facility, Elderly Housing (Attached)	253	Living unit	164	2.0	10%	8.4%	1.8	\$ 663

### Notes:

- (1) V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"
- (2) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. Excludes facilities with major restaurants and meeting places.
- (3) Institution of Transportation Engineers, Trip Generation, 7th edition. Some ITE rates are smoothed and averaged to eliminate statistically insignificant differer
- (4) Pass-by Diversion Reduction eliminates trips diverted from the stream of traffic "passing by" a retail site, which add no vehicle-miles of impact on the road sy:
- (5) Net New VMT Impact Trip Rate = ITE Gross Trip Rate \* (1 - % Pass-by) .
- (6) For shopping centers over 65,000 sq. ft., see ITE for logarithmic trip rate formula.
- (7) A retirement community is "self-contained" only if it provides a full range of facilities on-site for medical care, recreation, shopping, dining, etc. similar to a sm.  
For "assisted living" retirement facilities serving the non-driving elderly with caregivers employed on-site, use Congregate Care Centers under NON-RETAIL.
- (8) Average size of developments comprising the ITE database. May be useful to distinguish between otherwise similar-sounding classes.
- (9) Trip rate for any land use not covered by this table shall be determined by the Director of Public Works.
- (10) This land use generates heavy truck travel. Truck surcharge must be calculated.
- (11) Units expressed as 1000 sq. ft. refer to habitable gross building area, not land area. Units expressed as "acres" refer to land area.

## Appendix B. Traffic Impact Rate Table

0.091 = Avg K-factor / Avg Daily Fee/Trip = \$ 394

This table uses ITE <sup>(3)</sup> driveway trip rates, with adjustments, to derive the net new impact per unit of development, in vehicle-miles-traveled (VMT). See ITE for details of land use cate

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT <sup>(11)</sup>	ITE AVERAGE SIZE <sup>(9)</sup>	ITE GROSS TRIP RATE / UNIT <sup>(3)</sup>	DISCOUNT PASS-BY TRIPS <sup>(4)</sup>	ITE Pk/Daily K-Factor	NET NEW VMT IMPACT RATE / UNIT <sup>(5)</sup>	FEE PER LAND USE UNIT
RETAIL		Signature elements: non-residential activity with traffic generated mainly by customers or patrons, not employees. Inbound and outbound are roughly equal most of the day. Some public facilities are thus "retail".						
Automobile-related Sales								
Auto Parts Sales	843	1000 sq. ft.	8	61.9	50%	9.7%	31.0	\$ 12,962
Auto Care Center (multiple stores)	942	1000 sq. ft.	12	38.9	20%	8.7%	31.1	\$ 11,722
Car Sales, New and Used	841	1000 sq. ft.	30	33.3	10%	8.4%	30.0	\$ 10,924
Automobile Servicing								
Service Station no Mini-Mart	944	V.S.P. <sup>(7)</sup>	8	168.6	80%	8.6%	33.7	\$ 12,624
Carwash	947	V.S.P. <sup>(7)</sup>	7	75.0	50%	7.4%	37.5	\$ 12,008
Service Station with Mini-Mart	945	V.S.P. <sup>(7)</sup>	10	162.8	80%	8.2%	32.6	\$ 11,600
Quick-Lube Vehicle Servicing	941	V.S.P. <sup>(7)</sup>	2	51.9	50%	10.0%	26.0	\$ 11,249
Tire Store	848, 849	V.S.P. <sup>(7)</sup>	8	32.0	50%	10.4%	16.0	\$ 7,196
Social-Recreational Activities								
Drinking Place (pub, tavern, bar)	936	1000 sq. ft.	4	140.0	20%	8.1%	112.0	\$ 39,327
Restaurant, fast food	934	1000 sq. ft.	4	496.0	80%	7.0%	99.2	\$ 30,033
Library	590	1000 sq. ft.	16	54.0	10%	13.1%	48.6	\$ 27,662
Restaurant, quality	931	1000 sq. ft.	9	90.0	20%	8.3%	72.0	\$ 25,975
Restaurant, sit-down	932	1000 sq. ft.	6	127.2	50%	8.6%	63.6	\$ 23,669
Lodge, Fraternal Organization, with dining facilities	591	1000 sq. ft.	n/a	48.0	10%	12.5%	43.2	\$ 23,409
Health/Fitness Club	492	1000 sq. ft.	36	32.9	10%	12.3%	29.6	\$ 15,801
Bowling Alley	437	1000 sq. ft.	24	33.3	10%	10.6%	30.0	\$ 13,811
Recreational Community Center	495	1000 sq. ft.	65	22.9	10%	7.2%	20.6	\$ 6,398
Racquet/Tennis Club	491	1000 sq. ft.	48	14.0	10%	6.0%	12.6	\$ 3,277

### Notes:

- (1) V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"
- (2) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. Excludes facilities with major restaurants and meeting places.
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ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT <sup>(11)</sup>	ITE AVERAGE SIZE <sup>(9)</sup>	ITE GROSS TRIP RATE / UNIT <sup>(3)</sup>	DISCOUNT PASS-BY TRIPS <sup>(4)</sup>	ITE Pk/Daily K-Factor	NET NEW VMT IMPACT RATE / UNIT <sup>(5)</sup>	FEE PER LAND USE UNIT
<b>RETAIL</b>								
<i>Signature elements: non-residential activity with traffic generated mainly by customers or patrons, not employees. Inbound and outbound are roughly equal most of the day. Some public facilities are thus "retail".</i>								
<b>Community Retail Focus</b>								
Bank, walk-in	911	1000 sq. ft.	5	156.5	65%	21.2%	<b>54.8</b>	<b>\$ 50,297</b>
Bank, drive-in	912	1000 sq. ft.	4	246.5	75%	18.6%	<b>61.6</b>	<b>\$ 49,571</b>
Convenience Market	851 - 853	1000 sq. ft.	3	640.0	85%	7.8%	<b>96.0</b>	<b>\$ 32,513</b>
Video Rental Store	896	1000 sq. ft.	7	140.0	55%	9.7%	<b>63.0</b>	<b>\$ 26,530</b>
Pharmacy/Drug Store	880, 881	1000 sq. ft.	13	89.1	30%	9.8%	<b>62.4</b>	<b>\$ 26,436</b>
Supermarket, discount supermarket	850, 854	1000 sq. ft.	62	102.2	45%	10.2%	<b>56.2</b>	<b>\$ 24,915</b>
Hardware, paint store	816	1000 sq. ft.	21	51.3	25%	9.4%	<b>38.5</b>	<b>\$ 15,736</b>
Building Materials & Lumber Store	812	1000 sq. ft.	11	45.2	20%	9.9%	<b>36.1</b>	<b>\$ 15,571</b>
Apparel Store	870	1000 sq. ft.	5	66.4	20%	5.8%	<b>53.1</b>	<b>\$ 13,282</b>
Shopping Ctr, under 65,000 sq. ft. <sup>(6)</sup>	820	1000 sq. ft.	50	70.0	50%	6.9%	<b>35.0</b>	<b>\$ 10,404</b>
Specialty retail center (strip mall)	814	1000 sq. ft.	105	44.3	20%	6.1%	<b>35.5</b>	<b>\$ 9,398</b>
<b>Destination Retail Focus</b>								
1 Freestanding Discount Store	815	1000 sq. ft.	111	56.0	30%	9.0%	<b>39.2</b>	<b>\$ 15,355</b>
2 Toy / Children's Superstore	864	1000 sq. ft.	46	60.0	30%	8.3%	<b>42.0</b>	<b>\$ 15,142</b>
Discount Club	861	1000 sq. ft.	112	41.8	20%	10.1%	<b>33.4</b>	<b>\$ 14,704</b>
3 (membership warehouse store)	863	1000 sq. ft.	37	45.0	30%	10.0%	<b>31.5</b>	<b>\$ 13,655</b>
4 Electronics Superstore	813	1000 sq. ft.	154	49.2	20%	7.9%	<b>39.4</b>	<b>\$ 13,421</b>
Free-standing Discount Superstore	823	1000 sq. ft.	146	26.6	10%	10.0%	<b>23.9</b>	<b>\$ 10,417</b>
6 Factory Outlet Center	862	1000 sq. ft.	100	29.8	10%	8.2%	<b>26.8</b>	<b>\$ 9,559</b>
7 Home improvement superstore	890	1000 sq. ft.	67	5.1	10%	9.1%	<b>4.6</b>	<b>\$ 1,795</b>
8 Furniture Store	817	<b>Acres</b>	4	96.2	10%	7.8%	<b>86.6</b>	<b>\$ 29,339</b>
# Nursery (Garden Center)	818	<b>Acres</b>	24	19.5	10%	2.7%	<b>17.6</b>	<b>\$ 2,068</b>
# Nursery (Wholesale)								

SPECIAL CASES	<i>Signature Elements: Characteristics not matched with groups above</i>							
State Motor Vehicles / Licensing Agency	731	1000 sq. ft.	10	166.0	30%	10.3%	<b>116.2</b>	<b>\$ 51,860</b>
US Post Office	732	1000 sq. ft.	31	108.2	60%	10.1%	<b>43.3</b>	<b>\$ 18,883</b>
Medical/Dental Office or Clinic	630, 720	1000 sq. ft.	71	33.0	10%	11.1%	<b>29.7</b>	<b>\$ 14,279</b>
Day Care	565	1000 sq. ft.	4	79.3	80%	16.6%	<b>15.9</b>	<b>\$ 11,427</b>
Hospital	610	1000 sq. ft.	500	17.6	10%	6.7%	<b>15.8</b>	<b>\$ 4,604</b>
Hotel/Motel - no convention facilities	310-312, 320	<b>Total Rooms <sup>(2)</sup></b>	200	6.5	10%	8.2%	<b>5.9</b>	<b>\$ 2,068</b>

### Notes:

- (1) V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"
- (2) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. Excludes facilities with major restaurants and meeting places.
- (3) Institution of Transportation Engineers, Trip Generation, 7th edition. Some ITE rates are smoothed and averaged to eliminate statistically insignificant differer
- (4) Pass-by Diversion Reduction eliminates trips diverted from the stream of traffic "passing by" a retail site, which add no vehicle-miles of impact on the road sy
- (5) Net New VMT Impact Trip Rate = ITE Gross Trip Rate \* ( 1 - % Pass-by) .
- (6) For shopping centers over 65,000 sq. ft., see ITE for logarithmic trip rate formula.
- (7) A retirement community is "self-contained" only if it provides a full range of facilities on-site for medical care, recreation, shopping, dining, etc. similar to a sm  
For "assisted living" retirement facilities serving the non-driving elderly with caregivers employed on-site, use Congregate Care Centers under NON-RETAIL.
- (8) Average size of developments comprising the ITE database. May be useful to distinguish between otherwise similar-sounding classes.
- (9) Trip rate for any land use not covered by this table shall be determined by the Director of Public Works.
- (10) This land use generates heavy truck travel. Truck surcharge must be calculated.
- (11) Units expressed as 1000 sq. ft. refer to habitable gross building area, not land area. Units expressed as "acres" refer to land area.

**Appendix A**  
**Worksheet for Transportation Impact Fee of New Development**  
**on the Arterial System of the City of Covington, WA.**  
*Pursuant to Ordinance No. 08-10 (Effective October 1, 2010)*

**Development Name:**

**Street Location:**

**City Case Number:**

**Size of Development:**

Residential : Enter number of dwelling units:

Other: Enter building square feet / 1000, or other unit if applicable. (see Table 1)

units:

Enter ITE Land Use Code (or word description) from Table 1 columns 1-2, for reference:

ITE L.U. Code:

 (a)

**Transportation Impact Fee Rate per Unit of Development:**

Enter corresponding Fee per Land Use Unit from Table 1 last column:

Note: Fee rate per Land Use Unit is based on adopted Fee per Vehicle-Mile of impact at top of Table 1.

 (b)

**Transportation Impact Fee:**

Size of Development x Impact Fee Rate:

(a) x (b) =

 (c)

**Total Transportation Impact Fee Due for this Development:**

 (c)

*These pages are intended for internal staff reference only. All fee authority lies with the Covington Municipal Code.*

## **School Impact Fee**

### **CMC Chapter 18.120**

The School Impact Fee is collected for residential development projects, or projects with a residential component.

For a Plat/Subdivision, 100% of the fees can be paid per the fee schedule that is in effect at the time of Final Plat approval. Alternately, the school Impact Fee for each individual single family residence can be paid prior to issuance of the building permit for that SF residence, based on the impact fees in effect at the time of application for that building permit.

For development of existing lots (including plats that were finalized without payment of school impact fees) 100% of the fees are to be paid per the schedule in effect at the time of building permit application, and are to be paid prior to building permit issuance (or at time of issuance).

The only exception to the above references of when fees are assessed and paid are: 1) lots covered under a Plat Condition of Approval with different requirements.

**EXHIBIT B  
TO  
ORDINANCE NO. 14-10**

**2011 KENT SCHOOL DISTRICT IMPACT FEE SCHEDULE**

<b>Single-family, per dwelling unit</b>	<b>\$5,486.00</b>
<b>Multi-family, per dwelling unit</b>	<b>\$3,378.00</b>

*These pages are intended for internal staff reference only. All fee authority lies with the Covington Municipal Code.*

## **Park Impact Fee**

### **CMC 14.92**

Park Impact Fees have been authorized by City Council, but are not being collected at this time.



*These pages are intended for internal staff reference only. All fee authority lies with the Covington Municipal Code.*

## **Fee-in-Lieu of Recreation Space**

### **CMC 18.35.160**

Most residential developments are required to provide on site recreation space. The City may, at its sole discretion, allow the applicant to meet some or all of the onsite recreational space requirements by paying a fee in lieu of recreation space. Fees are determined by the City on a project by project basis, using the methodology set forth in the code section cited above.



## CITY OF COVINGTON

Permit Services  
16720 SE 271<sup>st</sup> Street, Suite 100  
Covington, WA 98042

Phone: (253) 638-1110

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www.ci.covington.wa.us

# FEE-IN-LIEU OF OPEN SPACE CALCULATION SHEET

Plat Name: \_\_\_\_\_ Plat Number: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_

- 1. Valuation per Residential Acre**  
**Valuation per Commercial Acre**  
**Valuation of Improvements**

\$5.00 SF multiplied by required SF\*  
\$18.00 SF multiplied by required SF\*\*  
\$6.00 SF multiplied by required SF\*\*\*

## 2. Required Open Space:

$$\frac{\text{sq. ft.}}{\text{Open space per unit / lot}} \times \frac{\text{# of units / lots}}{\text{# of units / lots}} = \frac{\text{sq. ft.}}{\text{required open space}} \left( \frac{\text{acres}}{\text{acres}} \right)^{****}$$

## 3. Fee-In-Lieu of Open Space:

$$\frac{\text{Improvement Value}^{***}}{\text{Improvement Value}^{***}} + \frac{\text{Land Value}}{\text{Land Value}} \times \frac{\text{required open space}}{\text{required open space}} = \frac{\text{Fee DUE}}{\text{Fee DUE}}$$

- 
- \* Value based on Department estimates of land value, as amended annually; King County Office of Assessment data or average land cost in King County indicates a land value of \$199,170 per acre in 1999. Covington area value ranges from \$100,000 to \$150,000 per acre.
- \*\* Value based on Department estimates of land value, as amended annually; Today's Real Estate, Inc. data on average commercial land cost in Covington area, year 2000 sales.
- \*\*\* Improvement value is calculated by the Department based on an average cost for providing improvements (\$4.00 per SF).
- \*\*\*\* 43,560 sq. ft./acre